



**Planning Commission
Minutes of the December 15, 2022, Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Troy Wesson, CAPZO, Planning Commission Chair	Present
Anthony Caudle, CAPZO	Absent
John Seifert, CAPZO, City Council Member	Present (arrived 5:36 PM)
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Terri Johnson, CAPZO	Absent
Michael Potter, CAPZO	Present
Carmelita Palmer, CAPZO	Present

PLANNING STAFF PRESENT

Matt Davidson, Principal Planner; Johnny Blizzard, Senior Planner; Michael Johnson, City Engineer; Brian Kilgore, City Attorney.

REGISTERED PUBLIC ATTENDEES

David Shumer; Mike Recio; Brandon Hebron; Margi Daly; Cady Stewart; J.W. Kennedy; Karen Denzine; Jennifer Coe; Bobby Deneefe

ACCEPTANCE OF THE AGENDA

Mr. Wesson asked if there were any other additions or corrections to the Agenda. There were no additions or corrections, and the Agenda was accepted as published.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the November 17, 2022, regular meeting with no corrections. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Terri Johnson	-----
Mike Potter	Aye

Anthony Caudle	-----
John Seifert	-----
Carmelita Palmer	Abstain
Motion Carried	

PUBLIC COMMENTS

Margi Daly asked the Commission to explain the CAPZO designation that appears with each commissioner’s name in the agenda. The Commission explained that the designation is an acronym for Certified Alabama Planning and Zoning Official and signifies each commissioner’s participation in a certification program provided by the University of North Alabama in cooperation with the Alabama Planning Institute and the Alabama Chapter of the American Planning Association.

PUBLIC HEARINGS

Zoning Map Amendment

1. **Clift Farms Commercial (ZMA 2022-007)**
Zoning Map Amendment to zone 4.8 acres of property B3 (General Business District)
Location: 417 John Henry Way, and generally North of U.S. Highway 72, East of Uncle Frank Boulevard
Applicant: Clift Farms, LLC
Property Owner: Boone County Three, LLC and Clift Farms Place, LLC

Applicant Comments:
None.

Staff Report:
Mr. Blizzard stated that the subject property was north of Highway 72 in the Clift Farms subdivision. He stated that the request included the Publix store at 417 John Henry Way and the associated parking, as well as two common areas. He said that the Planning Commission had previously recommended the annexation and zoning of 10.3 acres of Clift Farms in February of 2022. He stated that that action had been withdrawn before it was placed on the City Council Agenda. He further stated that on November 14th the City Council had approved the annexation of the subject property, as well as a portion of Uncle Frank Boulevard. He stated that the annexation would be recorded once all relevant criteria had been satisfied and that the next step was to zone the property. Staff recommended the property be zoned B3. Mr. Blizzard stated that most of the property along Highway 72 was general business use and that the proposed zoning would be consistent with that type of land use. Staff recommended approval.

Public Comments:
None.

Commission Comments:

None.

Motion:

Mr. Brooks motioned to approve the Zoning Map Amendment for Clift Farms Commercial to B3 (ZMA2022-007) and forward to City Council for adoption. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	----
Carmelita Palmer	Aye

Motion Carried

Subdivisions

2. **Little Shiloh Primitive Baptist Church (CP 2022-021)**

Certified Plat for two residential lots on 1.77 acres

Location: Northwest of Maples Street, East of Sturdivant Street

Applicant/Property Owner: Little Shiloh Primitive Baptist Church

Applicant Comments:

None.

Staff Report:

Mr. Blizzard stated the Planning Commission had previously approved a certified plat for the subject property in January of 2021. He stated that the only difference with the new plat was a 15 foot sanitary sewer easement located in City designated 100-year floodplain. Mr. Blizzard explained that an existing sewer main had been found on the property following the previous plat approval and that the project had been delayed to allow consideration of the issue. He further stated that the new plat would maintain the same property boundaries as the previous plat. Mr. Blizzard reviewed the contingencies and stated that staff recommended approval.

Public Comments:

None.

Commission Comments:

None.

Motion:

Mr. Ryder motioned to approve the Certified Plat for Little Shiloh Primitive Baptist Church Subdivision (CP 2022-021) with contingencies.

Planning Department

- 1. Submit title opinion.
- 2. Signatures
 - a) Minimum Technical Standards
 - b) Dedication
 - c) Surveyor’s Certificate of Land Platted
 - d) Notaries

Engineering Department

- 1. Provide closure report that traverses the outer boundary for the subdivision.

Mr. Brooks seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	Abstain
Carmelita Palmer	Aye

Motion Carried

3. **TWAS – Spencer Lands (CP 2022-022)**

Certified Plat for one commercial lot on 1.24 acres

Location: 7850 US Hwy 72 (North of US Hwy 72, East of Uptown Drive)

Applicant: OLP Wash, Partners, LLC

Property Owner: TWAS Properties, LLC

Applicant Comments:

Brandon Hebron indicated he was available to answer questions on behalf of the applicant. He stated that the purpose of the proposed plat was to remove an 80 foot minimum building line from the previous plat for the subject property.

Staff Report:

Mr. Blizzard confirmed the applicant’s statement that the proposed plat was intended to remove the existing minimum building line established by the previous plat. He stated that there was an

80 foot front yard setback at the time the previous plat had been recorded, but he explained that the zoning requirements had since changed. He explained that the proposed plat would remove the minimum building line so that the current zoning setback would apply. Mr. Blizzard informed the Commission that an administrative site plan had also been submitted to construct a Tidal Wave carwash on the subject property. Mr. Blizzard explained the contingencies and stated that staff recommended approval.

Public Comments:

Margi Daly asked for more information on the flood note that was referenced in the Engineering contingencies. Staff explained that they asked for a general note identifying the flood zone of subject properties on all plats submitted for City staff review.

Commission Comments:

None.

Motion:

Mr. Brooks motioned to approve the Certified Plat for TWAS – Spencer Lands (CP 2022-022) with contingencies.

Planning Department

1. Signatures:
 - a) Huntsville Utilities
 - b) North Alabama Gas
 - c) Certificate of Title
 - d) Description
 - e) Notaries

Engineering Department

1. Show site location on vicinity map
2. Correct flood note
3. Correct North Alabama Gas Certificate, as they are not part of Huntsville Utilities

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	Aye

Carmelita Palmer
Motion Carried

Aye

4. **Cleghorn (CP 2022-023)**

Certified Plat for two commercial lots on 5.18 acres

Location: 128 Cleghorn Blvd. (North of Cleghorn Blvd, West of Wall-Triana Hwy)

Applicant: J.W. Kennedy & Associates

Property Owner: Edmundson Property Group, LLC and Madison Property Group, LLC

Applicant Comments:

None.

Staff Report:

Mr. Blizzard stated that the subject property was located south of I-565 and zoned B3. He explained that the proposed plat would shift the shared property boundary between Lot 2G and Lot 2H to make Lot 2G larger. Mr. Blizzard reviewed the contingencies and stated that staff recommended approval.

Public Comments:

None.

Commission Comments:

None.

Motion:

Mr. Seifert motioned to approve the Certified Plat for Cleghorn Park, 2nd Addition – Resub of Lots 2G & 2H (CP 2022-023) with contingencies.

Planning Department

1. The Dedication Certificate must include a signature line for the mortgage holder
2. Add Certificates:
 - a) Dedication Certificate
 - b) Flood zone certificate
 - c) Surveyor Certificate of Accuracy
 - d) Notaries

Ms. Palmer seconded the motion.

Final Vote:

Chairman, Troy Wesson

Aye

Steven Ryder

Aye

Cameron Grounds

Aye

Stephen Brooks	Aye
Terri Johnson	-----
Mike Potter	Aye
Anthony Caudle	-----
John Seifert	Aye
Carmelita Palmer	Aye
Motion Carried	

5. **Hexagon Park – Phase 1 (CP 2022-024)**

Certified Plat for four commercial lots on 67.30 acres

Location: South of Graphics Drive, West of Intergraph Way

Applicant: Hexagon

Property Owner: Intergraph Improvement Properties, LLC and Intergraph Unimproved Properties, LLC

Applicant Comments:

None.

Staff Report:

Mr. Blizzard stated that the subject property contains the Hexagon campus and is located in the Mixed-Use zone. He stated that the property consists of four lots, with Lot 1 containing the Hexagon headquarters. He said Lot 2 contained sport fields and half of an existing building and parking lot to be conveyed to the City. Mr. Blizzard stated that Lot 3 contained the half of the existing building and parking lot that would be retained by the applicant and that the Fitness Center will be on a separate lot and be retained by the applicant. He explained that the City currently uses the sports fields for City recreational programs and anticipates continued use. He stated the existing tennis court would be converted to be used for pickleball. He further explained that the existing building would be used to support a fire station and police substation, as well as provide additional office space. Mr. Blizzard stated that a Location, Character & Extent would be presented to Planning Commission once all improvements were finalized. He reviewed the staff contingencies and recommended approval.

Public Comments:

None.

Commission Comments:

None.

Motion:

Mr. Seifert motioned to approve the Certified Plat for Hexagon Park – Phase I (CP 2022-024) with contingencies.

Engineering Department

- 1. Correct the error on legal with curve distance on C11

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	-----
Mike Potter	Aye
Anthony Caudle	-----
John Seifert	Aye
Carmelita Palmer	Aye

Motion Carried

6. **Wann Property (CP 2022-025)**

Certified Plat for two commercial lots on 9.23 acres

Location: South of Huntsville-Browns Ferry Road, West of Field View Lane

Applicant/Property Owner: County Line Road, LLC and Maund Family Farm, LLC

Applicant Comments:

Cady Stewart of Morrell Engineering indicated she was available to answer questions on behalf of the applicant.

Staff Report:

Mr. Blizzard stated that the subject property was located south of Huntsville-Browns Ferry Road and west of County Line Road. He stated the proposed plat would separate 1.30 acres from existing Lot 7A to create proposed Lot 7C for future development. He reviewed the contingencies, and staff recommended approval.

Public Comments:

Margi Daly asked if fire safety had been considered for the project and any related future commercial development. The Commission explained that the proposed plat only constituted the subdivision of land and did not involve any site plans or proposals for future development.

Commission Comments:

None.

Motion:

Mr. Brooks motioned to approve the Certified Plat for Wann Property Subdivision – Phase 3 (CP 2022-025) with contingencies.

Planning Department

- 1. Signatures:
 - a) Surveyor’s Certificate
 - b) North Alabama Gas
 - c) Dedication
 - d) Athens Utilities
 - e) Notaries

Engineering Department

- 1. Provide documentation of a private easement to handle drainage across Lot 7C

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	Aye
Carmelita Palmer	Aye

Motion Carried

- 7. **MAPCO – KARLANNA (CP 2022-026)**
Certified Plat for two commercial lots on 2.81 acres
Location: Northeast corner of Sullivan Street and Wall Triana Hwy
Applicant/Property Owner: MAPCO Express, Inc.

Applicant Comments:

None.

Staff Report:

Mr. Blizzard stated that the subject property was the site of the old BP station at the corner of Sullivan Street and Madison Boulevard and is zoned B3. He stated that the proposed plat would more cleanly consolidate the existing parcels for future development. He explained that the property currently consisted of four parcels and one common area that would be consolidated into two commercial lots. Mr. Blizzard explained the staff contingencies and recommended approval.

Public Comments:

None.

Commission Comments:

None.

Motion:

Mr. Ryder motioned to approve the Certified Plat for MAPCO – KARLANNA Subdivision (CP 2022-026) with contingencies.

Planning Department

- 1. Submit Title Opinion
- 2. Existing easements must be vacated or shown on the plat
- 3. Signatures:
 - a) Surveyor’s Certificate
 - b) Dedication
 - c) Notaries
 - d) Flood Certificate

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	Aye
Carmelita Palmer	Aye

Motion Carried

- 8. **Town Madison – Phase 13 (CP 2022-028)**
Certified Plat for two commercial lots on 5.57 acres
Location: South of Stadium Way, West of Outfield Drive
Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments:

None.

Staff Report:

Mr. Blizzard stated that subject property was north of Town Madison Blvd and west of Outfield Drive. He stated that the property was zoned UC. Mr. Blizzard explained that the subject property had an access strip connecting it to Town Madison Boulevard to the south. He stated that the existing plat made the access drive part of Tract N-1, but the proposed plat would reconfigure the

property and make the access drive part of Tract N-3. He stated that there was an overlaying ingress/egress easement to allow both tracts to access Town Madison Boulevard. Mr. Blizzard explained the staff contingencies and recommended approval.

Public Comments:

None.

Commission Comments:

None.

Motion:

Mr. Potter motioned to approve the Certified Plat for Town Madison, Phase 13 (CP 2022-028) with contingencies.

Planning Department

- 1. Signatures:
 - a) Surveyor's Certificate
 - b) Dedication
 - c) Notaries
 - d) Flood Certificate
 - e) North Alabama Gas
 - f) Huntsville Utilities

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	Aye
Carmelita Palmer	Aye

Motion Carried

9. **Town Madison – Phase 14 (CP 2022-027)**

Certified Plat for two commercial lots on 47.53 acres

Location: North of Town Madison Blvd, West of I-565 on/off ramps

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments:

None.

Staff Report:

Mr. Blizzard stated that the subject property was zoned UC and located south of the I-565 exit ramp for Town Madison. He stated that the purpose of the proposed plat is to create proposed Lot 2 for future development. He reviewed the contingencies and stated that staff recommended approval.

Public Comments:

None.

Commission Comments:

None.

Motion:

Mr. Seifert motioned to approve the Certified Plat for Town Madison – Phase 14 (CP 2022-027) with contingencies.

Planning Department

- 1. Signatures
 - a) Dedication
 - b) Notaries
 - c) Huntsville Utilities
 - d) North Alabama Gas

Engineering Department

- 1. Ensure proposed pond and pipe are covered in the easement on the northwest corner of the property.

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	Aye
Carmelita Palmer	Aye

Motion Carried

PUBLIC HEARINGS CLOSED

Site Plans

10. Homewood Suites at Town Madison (SP 2022-033)

Site plan for a 18,423 square foot, 101 room hotel on 2.45 acres

Location: North of Town Madison Blvd. West of I-565 On/Off Ramps

Applicant: Mullins, LLC

Property Owner: PHD Hotels

Applicant Comments:

None.

Staff Report:

Mr. Blizzard stated that the subject project was a site plan for a Homewood Suites to be located on Lot 2 created by Town Madison – Phase 14 (CP2022-027). He stated it would be 101 rooms and four stories in height. Mr. Blizzard explained the staff contingencies and stated that staff recommended approval.

Commission Comments:

Mr. Brooks asked what the reason was for the Fire Department contingency regarding the first layer of asphalt binder. Mr. Blizzard explained that it was standard practice for the Fire Department to require a driving surface prior to vertical construction, but it was usually addressed before a project progressed to Planning Commission.

Motion:

Mr. Seifert motioned to approve the Site Plan for Homewood Suites at Town Madison (SP2022-033) with contingencies.

Planning Department

1. Submit color rendering
2. Submit Outdoor Lighting Plan

Engineering Department

1. Easement shown must match those on subdivision plat
2. Show western property line on site plan
3. Proposed storm pipe and pond along the interstate ramp need to be in easements. The pond cannot straddle the property line.
4. Add the following note for retaining wall detail: A permit must be obtained for any retaining walls to be built in the City of Madison. In addition, if the proposed retaining wall is taller than 48 inches, measured from the footing, it needs to be designed by a professional engineer.

Fire Department

1. First layer of asphalt binder required before going vertical

- 2. Class 1 combination standpipe required in stairways

Mr. Brooks seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	-----
Mike Potter	Aye
Anthony Caudle	-----
John Seifert	Aye
Carmelita Palmer	Aye

Motion Carried

11. **Carillon Oaks**(SP 2022-031)

Site Plan for a 35,195 square foot, 48 bed assisted living facility on 3.65 acres

Location: 1770 Slaughter Road (North of Yancy Road, West of Slaughter Road)

Applicant: David Shumer

Property Owner: Carillon Oaks Madison, LLC

Applicant Comments:

David Shumer indicated he was available to answer any questions.

Staff Report:

Mr. Blizzard reminded the Commission that the subject property had been rezoned from R-1A to AG earlier in the year and stated that now the site plan was being submitted for the planned assisted living facility. He noted that the subject property was made up of two zoning districts; R-1A fronting Slaughter Road and AG on the western portion where the facility would be located. Mr. Blizzard stated that the R-1A portion of the property would only consist of the entrance drive and a detention pond. Mr. Blizzard stated he did receive an email from an adjoining property owner expressing concern about noise related to the proposed dumpster, but he stated that an existing ordinance restricting trash removal would address the concern. He explained the contingencies and stated that staff recommended approval.

Commission Comments:

None.

Motion:

Mr. Ryder motion to approve the Site Plan for Carillon Oaks (SP 2022-031) with contingencies.

Planning Department

- 1. Ground mounted flood lights are not permitted

2. Correct errors in perimeter calculations
3. Landscape map and calculations must match
4. Standby generator cannot be within a utility and drainage easement.

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
Anthony Caudle	----
John Seifert	Aye
Carmelita Palmer	Aye

Motion Carried

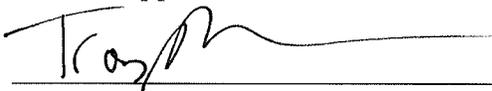
NEW BUSINESS

None.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:00 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner

